

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1.

ROOF CONSTRUCTION
NO.210 (10.23kg/m²) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS.
APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX.
PROVIDE EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER)
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREPIN, ALUM.
VENTILATION: 300 O.C. INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
2.

FRAME WALL CONSTRUCTION (2"x6") [TYPE EXTERIOR]
SIDING AS PER ELEVATION. APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 2A.

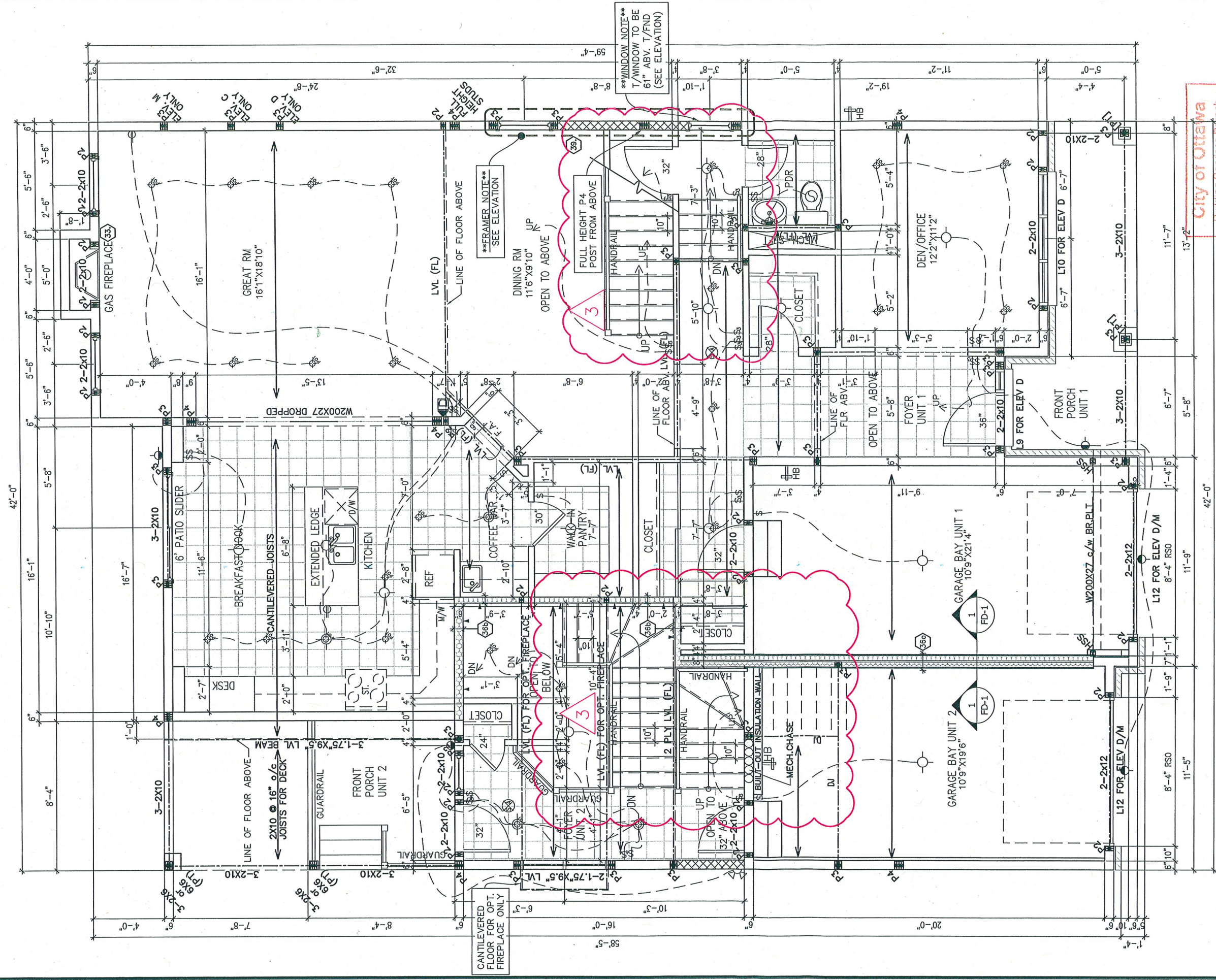
FRAME WALL CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION. APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
3.

BRICK VENEER CONSTRUCTION (2"x6") [TYPE EXTERIOR]
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 3A.

BRICK VENEER CONSTRUCTION (2"x4") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD. 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
4.

INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5.

FOUNDATION WALL/FOOTINGS: -SEE OBC 9.15.3.3, 9.15.4, 9.15.4.1, 9.15.4.2, 9.15.4.3, 9.15.4.4, 9.15.4.5, 9.15.4.6, 9.15.4.7, 9.15.4.8, 9.15.4.9, 9.15.4.10, 9.15.4.11, 9.15.4.12, 9.15.4.13, 9.15.4.14, 9.15.4.15, 9.15.4.16, 9.15.4.17, 9.15.4.18, 9.15.4.19, 9.15.4.20, 9.15.4.21, 9.15.4.22, 9.15.4.23, 9.15.4.24, 9.15.4.25, 9.15.4.26, 9.15.4.27, 9.15.4.28, 9.15.4.29, 9.15.4.30, 9.15.4.31, 9.15.4.32, 9.15.4.33, 9.15.4.34, 9.15.4.35, 9.15.4.36, 9.15.4.37, 9.15.4.38, 9.15.4.39, 9.15.4.40, 9.15.4.41, 9.15.4.42, 9.15.4.43, 9.15.4.44, 9.15.4.45, 9.15.4.46, 9.15.4.47, 9.15.4.48, 9.15.4.49, 9.15.4.50, 9.15.4.51, 9.15.4.52, 9.15.4.53, 9.15.4.54, 9.15.4.55, 9.15.4.56, 9.15.4.57, 9.15.4.58, 9.15.4.59, 9.15.4.60, 9.15.4.61, 9.15.4.62, 9.15.4.63, 9.15.4.64, 9.15.4.65, 9.15.4.66, 9.15.4.67, 9.15.4.68, 9.15.4.69, 9.15.4.70, 9.15.4.71, 9.15.4.72, 9.15.4.73, 9.15.4.74, 9.15.4.75, 9.15.4.76, 9.15.4.77, 9.15.4.78, 9.15.4.79, 9.15.4.80, 9.15.4.81, 9.15.4.82, 9.15.4.83, 9.15.4.84, 9.15.4.85, 9.15.4.86, 9.15.4.87, 9.15.4.88, 9.15.4.89, 9.15.4.90, 9.15.4.91, 9.15.4.92, 9.15.4.93, 9.15.4.94, 9.15.4.95, 9.15.4.96, 9.15.4.97, 9.15.4.98, 9.15.4.99, 9.15.4.100, 9.15.4.101, 9.15.4.102, 9.15.4.103, 9.15.4.104, 9.15.4.105, 9.15.4.106, 9.15.4.107, 9.15.4.108, 9.15.4.109, 9.15.4.110, 9.15.4.111, 9.15.4.112, 9.15.4.113, 9.15.4.114, 9.15.4.115, 9.15.4.116, 9.15.4.117, 9.15.4.118, 9.15.4.119, 9.15.4.120, 9.15.4.121, 9.15.4.122, 9.15.4.123, 9.15.4.124, 9.15.4.125, 9.15.4.126, 9.15.4.127, 9.15.4.128, 9.15.4.129, 9.15.4.130, 9.15.4.131, 9.15.4.132, 9.15.4.133, 9.15.4.134, 9.15.4.135, 9.15.4.136, 9.15.4.137, 9.15.4.138, 9.15.4.139, 9.15.4.140, 9.15.4.141, 9.15.4.142, 9.15.4.143, 9.15.4.144, 9.15.4.145, 9.15.4.146, 9.15.4.147, 9.15.4.148, 9.15.4.149, 9.15.4.150, 9.15.4.151, 9.15.4.152, 9.15.4.153, 9.15.4.154, 9.15.4.155, 9.15.4.156, 9.15.4.157, 9.15.4.158, 9.15.4.159, 9.15.4.160, 9.15.4.161, 9.15.4.162, 9.15.4.163, 9.15.4.164, 9.15.4.165, 9.15.4.166, 9.15.4.167, 9.15.4.168, 9.15.4.169, 9.15.4.170, 9.15.4.171, 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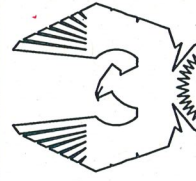
REVIEWED FOR
MAKED CHANGES
ONLY

City of Ottawa
Building Services Branch

MAY 06 2022
Building Code Reviewed

Signature

GROUND FLOOR PLAN C&D



PHOENIX HOMES

KLONDIKE

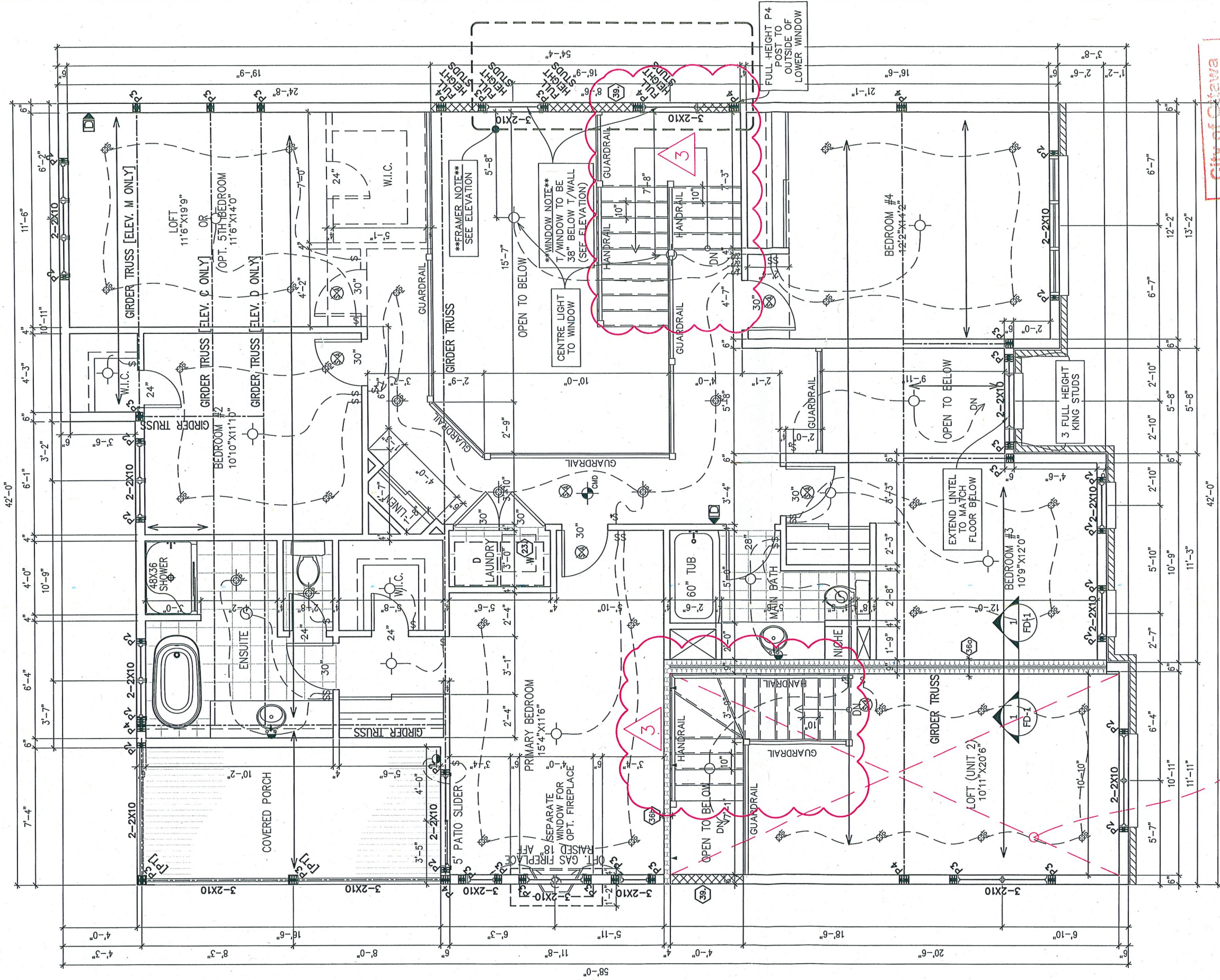
SITE: FERNBANK CROSSING

LOT NUMBER: XXX

CIVIC ADDRESS: XX

footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: 3/16" = 1'-0"	
DCL-202 sheet #:	3 of 34
sheet title:	

3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

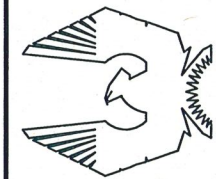


Reviewed per
MARKED CHANGES
only

LOFT CEILING TO HAVE 1 HOUR F.R.R. SHAFT WALL ASSEMBLY
SEE FD-1 FIRE PROTECTION DETAILS PAGE

City of Ottawa
Building Services Branch
MAY 06 2022
Building Code Reviewed

SECOND FLOOR PLAN C&D



PHOENIX HOMES

KLONDIKE

SITE: FERNBANK CROSSING

LOT NUMBER:

CIVIC ADDRESS:

XXX

No.	Description	dd/mm/yy	By
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